

August 1, 2006

Subject: MADISON COUNTY COURTHOUSE ANNEX  
Phase 1 New Law and Justice Center  
Phase 2 New Courthouse Addition

### COST ANALYSIS

Based on the schematic designs and plans developed to date and the resultant Opinions of Probable Cost, the following represents a brief analysis of the projected costs:

1. Opinion of Probable Cost Summary:

- a. Cost database from SMA, Diamond Construction, and Parametrix, Inc. (regional cost estimators).

<u>Project Element</u>	<u>Low</u>	<u>High</u>	<u>Median</u>
b. Law & Justice Center	\$7,712,802	\$8,846,542	\$8,279,672
c. Courthouse Add. & Remodel	\$1,365,849	\$1,626,567	\$1,496,208
d. Combined	\$9,078,651	\$10,473,109	\$9,775,880

2. Reasons for high costs:

- Detention/jail, courtroom, and elevator components are very expensive.
- Inflation in the construction industry; projecting construction costs 12 months and 24 months.
- Multi-story construction.
- Steel and concrete fire resistive construction.
- Building facades with multiple different materials.
- Additions to existing buildings (Courthouse) have unknowns, and are usually more expensive.
- General obligation bond sales process.
- Phasing.
- Project site location.
- Availability of contractor workforce.
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3. Possible reductions in cost:

- Reduce the scope/size of the project, ie, reduce SF, number of cells, etc.
- Delete Law and Justice Center 4<sup>th</sup> Floor.
- Delete Courthouse fire sprinklering.
- Delay Courthouse Basement renovation.
- Reuse existing Courthouse buildings for Maintenance Storage Bldg.
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END OF COST ANALYSIS